

CLASS A OFFICE FOR LEASE

OVERLAKE 520



WEST BUILDING - 14335 NE 24TH STREET, BELLEVUE WA 98007 | EAST BUILDING - 14475 NE 24TH STREET, BELLEVUE WA 98007

PROPERTIES.CBRE.US/OVERLAKE-520/

PROPERTY HIGHLIGHTS



Less than a half mile from the Overlake Light Rail Station coming 2023



Prominent freeway visibility



Parking: 3.5/1,000 SF and up to 4/1,000 SF in the future



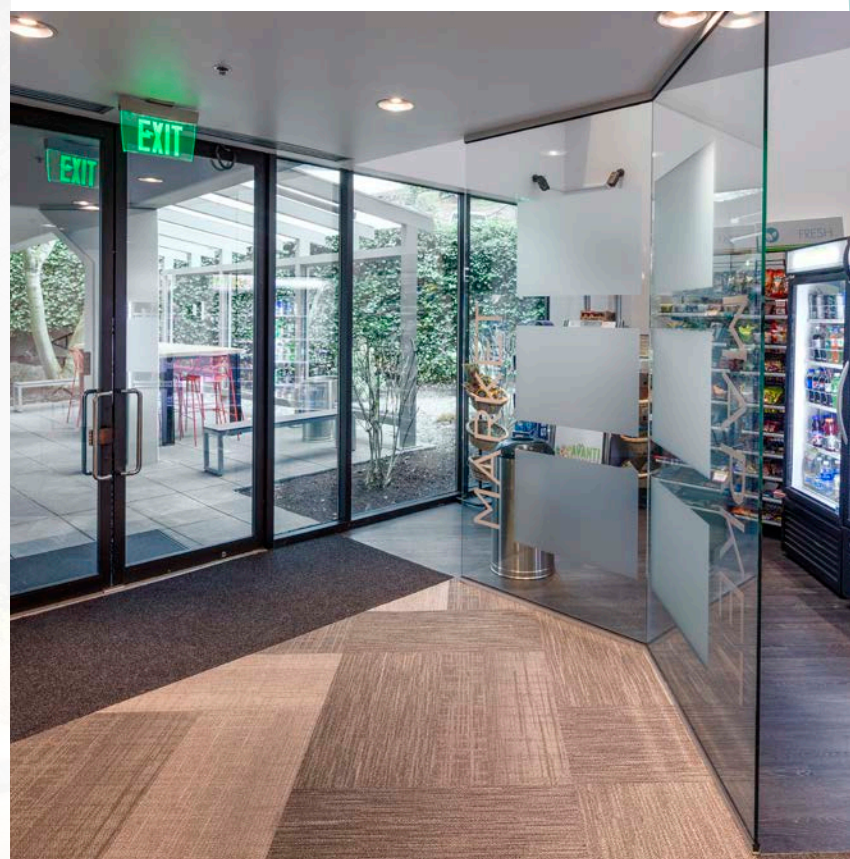
Avanti Market



Amenities include a fitness center, bike storage, an outdoor amenity space and shuttle service to the Microsoft Campus



2022 Estimated Operating Expenses: \$12.15 / SF





MAJOR PROPERTY IMPROVEMENTS



Improved site entry



Outdoor seating areas with collaborative working spaces



New property signage and wayfinding



Enhanced building lobbies



Upgraded landscaping



New exterior paint

AVAILABLE SPACE

EAST BUILDING

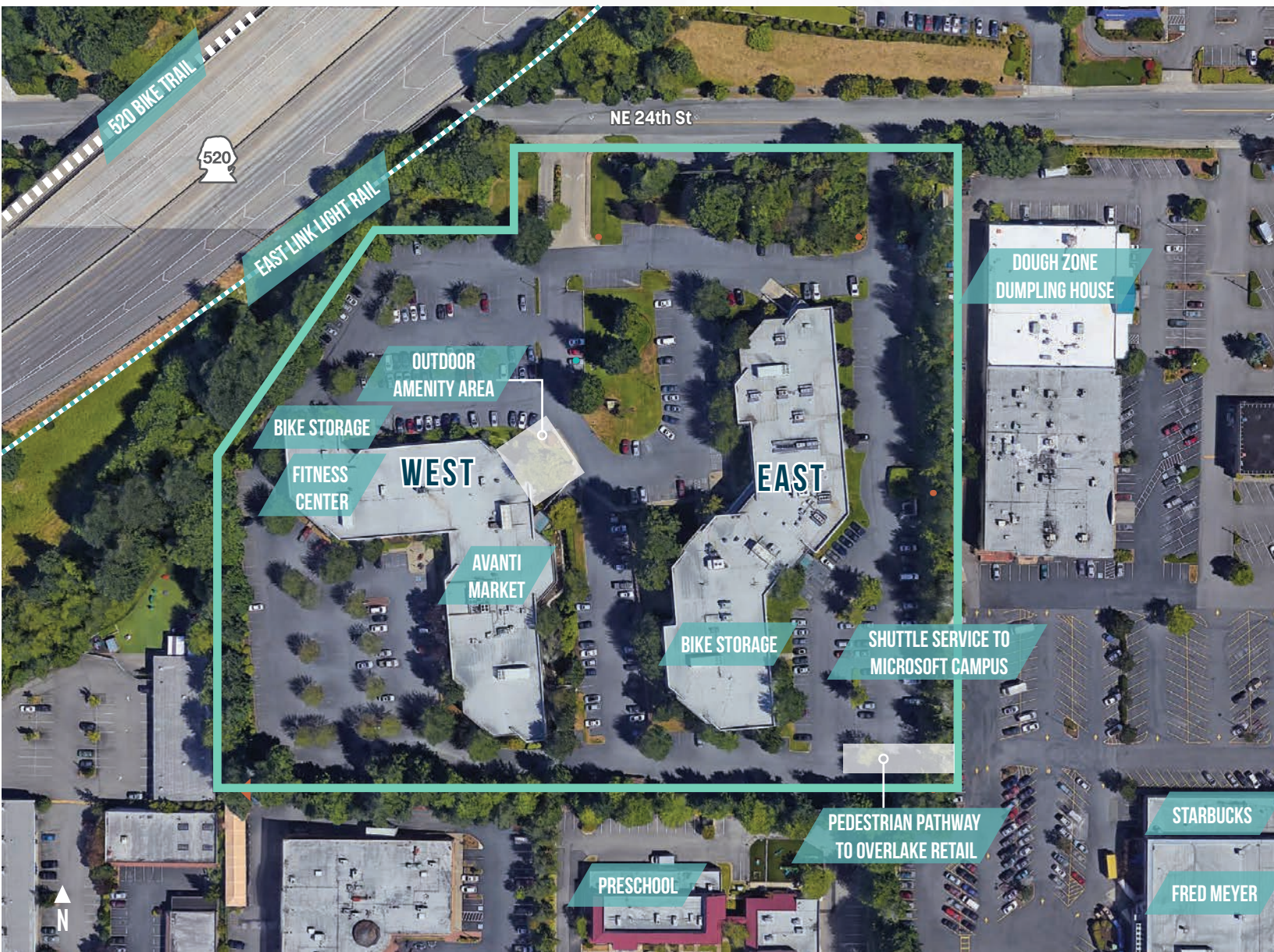
SUITE 100 | 14,379 SF | AVAILABLE 60 DAY NOTICE

SUITE 110 | 17,959 SF | AVAILABLE NOW

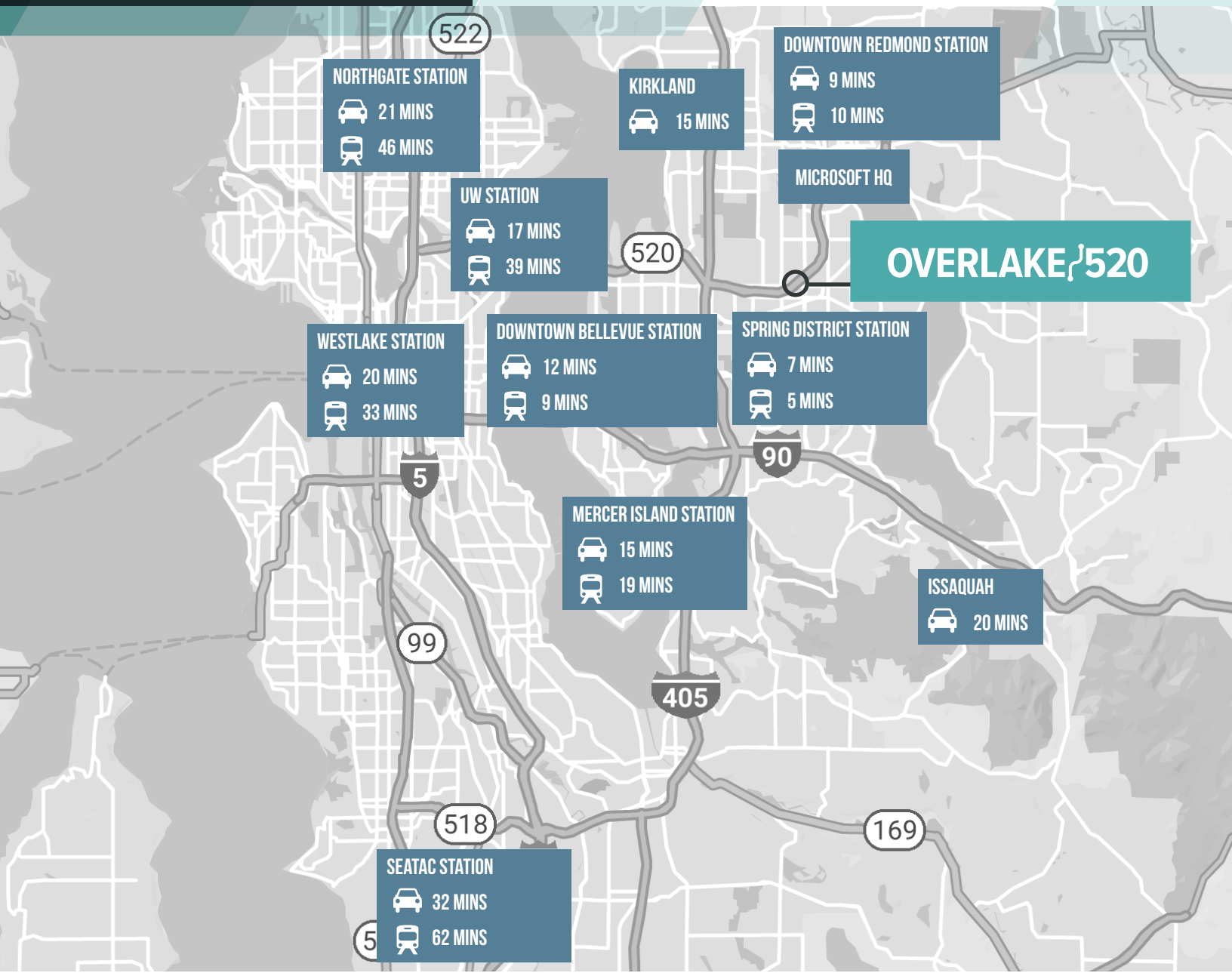
SUITE 100 + 110 | 32,338 SF | AVAILABLE NOW



SITE PLAN



TRANSIT



AMENITIES

- RESTAURANTS
- GROCERY / DAILY ERRANDS
- BANKS
- HOTELS
- CHILDCARE / EDUCATION
- FITNESS



OVERLAKE 520



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INNOVATUS
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LEASING

CBRE

MANAGEMENT

LPCWEST
LINCOLN PROPERTY COMPANY

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